

027.0

0004

0022.0

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTONTotal Card / Total Parcel
966,000 / 966,000
966,000 / 966,000
966,000 / 966,000

APPRAISED:

USE VALUE:

ASSESSED:

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City	
43		WINTER ST, ARLINGTON	

OWNERSHIP		Unit #:
Owner 1:	LOMBARDI KEITH	
Owner 2:		
Owner 3:		
Street 1:	5 OLDHAM RD	
Street 2:		

Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02474

PREVIOUS OWNER	
Owner 1:	SHEEHAN JOHN P/ ESTATE -
Owner 2:	-
Street 1:	26 HOBSON ST
Twn/City:	LYNN
St/Prov:	MA
Postal:	01905

NARRATIVE DESCRIPTION	
This parcel contains 11,502 Sq. Ft. of land mainly classified as Two Family with a Multi-Conver Building built about 1875, having primarily Clapboard Exterior and 2060 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 4 Bdrrms.	

OTHER ASSESSMENTS	
Code	Descrip/No
	Amount
	Com. Int

PROPERTY FACTORS	
Item	Code
Z	R2
o	TWO FAMIL
n	100
Census:	water
Flood Haz:	Sewer
D	Electri
s	Exempt
t	Topo
	1
	Level
	Street
	Gas:

LAND SECTION (First 7 lines only)	
Use Code	Description LUC Fact
	No of Units
	Depth / PriceUnits
	Unit Type
	Land Type
	LT Factor

Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family	11502	Sq. Ft.	Site	0	80.	0.67	1				612,044						612,000	

IN PROCESS APPRAISAL SUMMARY										Legal Description		User Acct
Use Code										Land Size		18956
104										Building Value		GIS Ref
11502.000										Yard Items		GIS Ref
349,100										Land Value		INSPI Date
4,900										Total Value		09/30/17
966,000												

Total Card	0.264	349,100	4,900	612,000	966,000	Entered Lot Size
Total Parcel	0.264	349,100	4,900	612,000	966,000	Total Land:
Source:	Market Adj Cost		Total Value per SQ unit /Card:	468.93	/Parcel: 468.9	Land Unit Type:

Parcel ID	027.0-0004-0022.0
Date	12/18/2019

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes
2020	104	FV	349,200	4900	11,502.	612,000	966,100	966,100	Year End Roll
2019	104	FV	285,000	4900	11,502.	650,300	940,200	940,200	Year End Roll
2018	104	FV	285,000	4900	11,502.	474,300	764,200	764,200	Year End Roll
2017	104	FV	286,200	4900	11,502.	413,100	704,200	704,200	Year End Roll
2016	104	FV	286,200	4900	11,502.	351,900	643,000	643,000	Year End
2015	104	FV	238,400	4900	11,502.	344,300	587,600	587,600	Year End Roll
2014	104	FV	238,400	4900	11,502.	283,100	526,400	526,400	Year End Roll
2013	104	FV	248,000	4900	11,502.	269,300	522,200	522,200	12/13/2012

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Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SHEEHAN JOHN P/	70502-398		1/12/2018	Estate/Div	937,500	No	No		
	12085-683		9/13/1971		34,000	No	No	N	

BUILDING PERMITS	
Date	Result
9/30/2017	MEAS&NOTICE
5/14/2009	Measured
4/21/2000	Inspected
4/6/2000	Measured
8/11/1993	RV

ACTIVITY INFORMATION	
Date	Result
9/30/2017	MEAS&NOTICE
5/14/2009	Measured
4/21/2000	Inspected
4/6/2000	Measured
8/11/1993	RV

Sign:	VERIFICATION OF VISIT NOT DATA
	/ / /



PRIOR ID # 1: 18956
 PRIOR ID # 2:
 PRIOR ID # 3:
 PRIOR ID # 1:
 PRIOR ID # 2:
 PRIOR ID # 3:
 PRIOR ID # 1:
 PRIOR ID # 2:
 PRIOR ID # 3:
 PRIOR ID # 1:
 PRIOR ID # 2:
 PRIOR ID # 3:

PRINT Date Time
 12/10/20 17:44:39
 LAST REV Date Time
 03/20/18 14:21:38
 mmcarkin

2297
 ASR Map:
 Fact Dist:
 Reval Dist:
 Year:
 LandReason:
 BldReason:
 CivilDistrict:
 Ratio:

